



Property Summary

Building SF:	Approx. 41,071 SF
Lot Size:	Approx. 15.70 Ac
Price:	\$4,600,000
Year Built:	2006

Property Overview

Now available for sale, this expansive ±41,071 square foot, two-story building—formerly home to Southern Refrigerated Transportation (SRT)—offers a rare opportunity for investors or end users. Located in Texarkana, AR with direct I-30 frontage between Dallas, TX and Little Rock, AR, the property displays exceptional visibility with an average of 40,000 vehicles passing daily.

The building includes abundant office space, elevators, an orientation room, a fitness center, and breakrooms. It comes fully furnished with desks, chairs, and more—ready for immediate use. Ideal for office, industrial, or mixed-use redevelopment!

Location Overview

Located on Highway 67 between Fun Town RV and the former TDS industrial storage facility in Texarkana, AR.

Former SRT Building

8055 U.S. 67
Texarkana, AR 71854

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Steven Harvey, Broker

(903) 793-2666

NAIAmerican Realty

Former SRT Building

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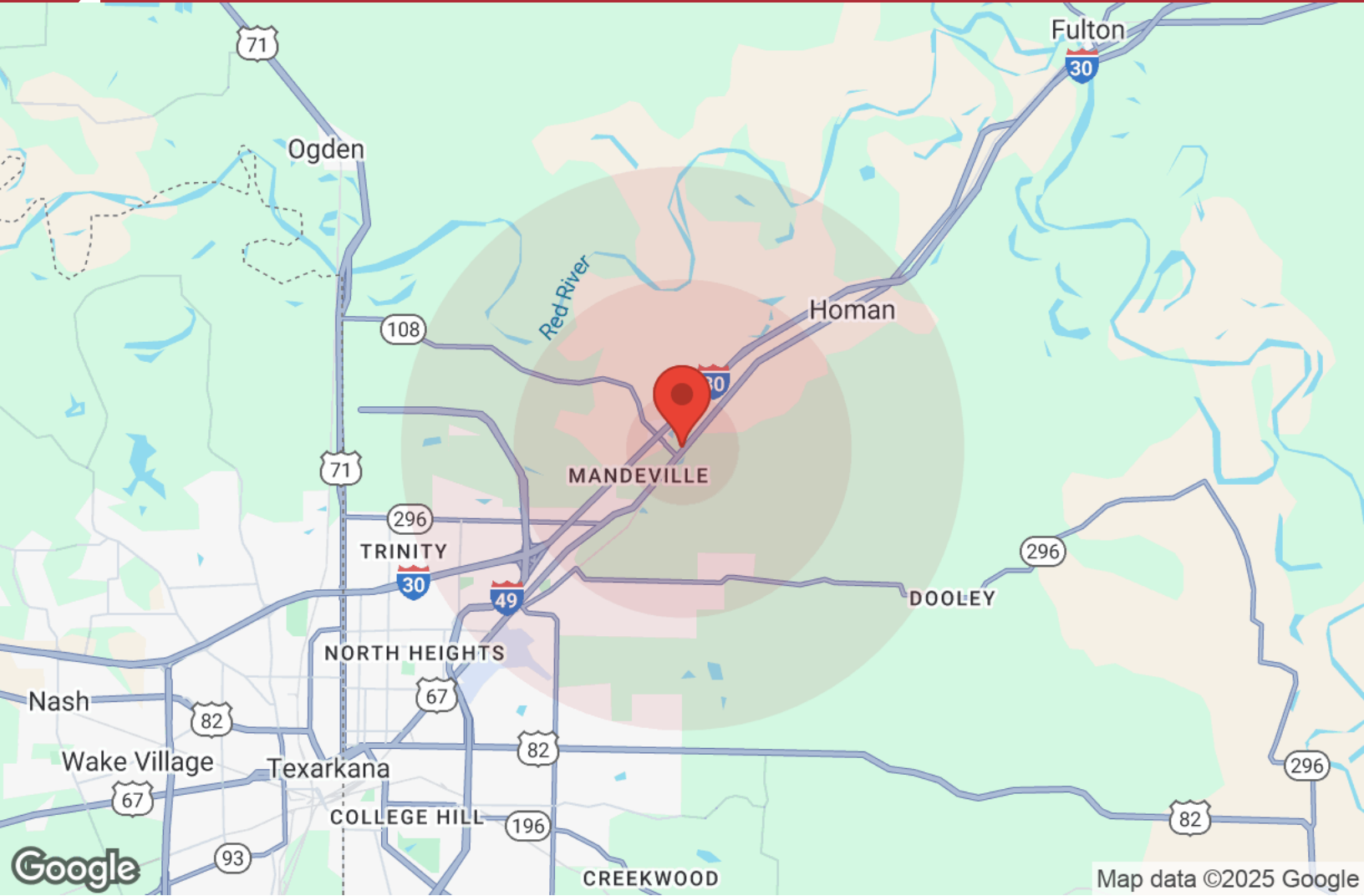
NAIAmerican Realty











Population	1 Mile	3 Miles	5 Miles
Male	15	439	1,957
Female	14	424	1,906
Total Population	29	863	3,863

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	5	146	670
Ages 15-24	3	87	432
Ages 25-54	9	300	1,383
Ages 55-64	4	136	560
Ages 65+	7	194	818

Race	1 Mile	3 Miles	5 Miles
White	20	582	2,634
Black	7	228	965
Am In/AK Nat	N/A	2	10
Hawaiian	N/A	N/A	1
Hispanic	1	28	135
Asian	N/A	3	27
Multi-Racial	1	19	89
Other	N/A	1	2

Income	1 Mile	3 Miles	5 Miles
Median	\$77,931	\$91,588	\$79,115
< \$15,000	1	29	145
\$15,000-\$24,999	1	24	88
\$25,000-\$34,999	N/A	29	148
\$35,000-\$49,999	1	36	159
\$50,000-\$74,999	N/A	34	233
\$75,000-\$99,999	1	37	162
\$100,000-\$149,999	2	78	351
\$150,000-\$199,999	2	50	189
> \$200,000	1	37	123

Housing	1 Mile	3 Miles	5 Miles
Total Units	14	409	1,839
Occupied	12	355	1,598
Owner Occupied	10	289	1,201
Renter Occupied	2	66	397
Vacant	2	54	241

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